**Entered on Docket**
**November 08, 2016**
**EDWARD J. EMMONS, CLERK**
**U.S. BANKRUPTCY COURT**
**NORTHERN DISTRICT OF CALIFORNIA**

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WELLS FARGO BANK, N.A.

**The following constitutes the order of the court. Signed November 7, 2016**

**Charles Novack**
**U.S. Bankruptcy Judge**

UNITED STATES BANKRUPTCY COURT

NORTHERN DISTRICT OF CALIFORNIA

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| In Re:<br><br>THOMAS LEE MASON<br>and BONNIE MAE MASON,<br><br>Debtors.<br>_______________________________/ | Case No. 13-45577 CN<br>(Chapter 13 Proceeding)<br><br>R.S. No. APN-2627<br><br>ORDER REGARDING SECURED CREDITOR, WELLS FARGO BANK, N.A.'S, APPLICATION FOR RELIEF FROM AUTOMATIC STAY PURSUANT TO DEFAULT UNDER PREVAILING ORDER |

The facts and circumstances surrounding this matter and the Application of Secured Creditor, Wells Fargo Bank, N.A., (hereinafter referred to as "Secured Creditor"), having been reviewed and considered, the above-entitled Court hereby finds and orders as follows:

IT IS HEREBY ORDERED that Secured Creditor's Application For Relief From Automatic Stay, as it pertains to the subject real property located at 4215 Hillcrest Ave., Antioch, CA 94531 (hereinafter referred to as the "property") is hereby granted. Therefore, upon entry hereof, IT IS HEREBY FURTHER ORDERED that the automatic stay provisions currently in force and effect as they pertain to the interest of Debtors, THOMAS LEE MASON and BONNIE MAE MASON, to the interest of Chapter 13 Trustee, Martha G. Bronitsky, and to the interest of the United States Trustee, in the Property are hereby lifted and IT IS HEREBY FURTHER ORDERED that the provisions of Federal Rules of Bankruptcy Procedure, Rule 4001(a)(3) shall not apply.

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IT IS HEREBY FURTHER ORDERED that such relief will entitle Secured Creditor, WELLS FARGO BANK, N.A, to immediately move ahead with foreclosure proceedings under the prevailing Note and Deed Of Trust, including any and all action that becomes necessary to obtain possession of The Property. IT IS HEREBY FURTHER ORDERED that such relief will entitle Secured Creditor to complete any potential modification and/or short sale or any other workout programs.

IT IS HEREBY FURTHER ORDERED that such relief will allow Secured Creditor, WELLS FARGO BANK, N.A., to send to any party or parties protected by the stay under the applicable provisions of 11 U.S.C. §362, any and all notice required by State and/or Federal law, regulation or statute including Secured Creditor sending written notice to Debtor of the right to cure.

IT IS HEREBY FURTHER ORDERED that such relief will allow Secured Creditor, WELLS FARGO BANK, N.A. to take such actions, with respect to this real property, as are set forth under applicable non-bankruptcy law, including but not limited to, modification, short sale and other loss mitigation options.

IT IS HEREBY FURTHER ORDERED that such relief will allow Secured Creditor, WELLS FARGO BANK, N.A. to stop sending a Notice of Payment Change and/or Notice of Post Petition Fees, Expenses and Charges as required by FRBP 3002.1.

**END OF ORDER**

WFBBK.1888

**COURT SERVICE LIST**

Electronically mailed to ECF registered participants